

ORDINANCE NO. 120310

Rezoning an area of approximately 5.53 acres generally located at the southeast corner of State Line Road and Carondelet Drive from Districts B2-2, B1-1, R-7.5, and R-0.5 to District B2-2. (6948-P-16)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A0907, rezoning an area of approximately 5.53 acres generally located at the southeast corner of State Line Road and Carondelet Drive from Districts B2-2 (Neighborhood Business 2), B1-1 (Neighborhood Business1), R-7.5 (Residential 7.5), and R-0.5 (Residential 0.5) to District B2-2 (Neighborhood Business 2) said section to read as follows:

Section 88-20A0907. That an area legally described as:

Part of Lot 1, United Missouri Bank, Second Plat, Tract A, Carondelet Three, Lots 1 and 2, Ridenour Addition Number One, being subdivisions of land in Kansas City, Jackson County, Missouri and part of Indian Creek Road as situated in the Northwest Fractional Quarter of Section 6, Township 47 North, Range 33 West of the 5th Principal Meridian, being bounded and described as follows: Beginning at a point on the South line of said Lot 2, said point also being the Northeast corner of Lot 1, Carondelet Four, a subdivision of land in said Kansas City, Jackson County, Missouri; thence North 87°15'06" West, along said South line, 35.02 feet to the Southeast corner of a Tract of land as described in Warranty Deed, filed July 03, 2002 as Document No. 2002K0041304; thence North 00 degrees 02 minutes 13 seconds East, along the East line of said Tract, 150.00 feet to the Northeast corner of said Tract; thence North 87 degrees 15 minutes 06 seconds West along the North line of said Tract, 150.00 feet to the Northwest corner of said Tract, said corner also being a point on the East right-of-way line of State Line Road, as now established; thence North 14 degrees 50 minutes 46 seconds East, along said East right-of-way line 50.86 feet to the Southwesterly corner of said Lot 1, United Missouri Bank, Second Plat; thence North 00 degrees 02 minutes 13 seconds East, along said East right-of-way line, 80.83 feet to a point on the Easterly right-of-way line of Interstate Highway Route No. 435, as described in State Highway Commission Deed, filed January 29, 1965 as Document No. B506562 in Book B5769 at Page 6; thence North 15 degrees 39 minutes 25 seconds East, along said Easterly right-of-way line and the West line of said Lot 1 114.40 feet to the Southwest corner of a Tract of land as described in General Warranty Deed, filed October 5, 1993 as Document No. K1115534 in Book 2492 at Page 2159; thence North 41 degrees 04 minutes 08 seconds East, along the Southerly line of

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said Tract, 34.88 feet; thence North 73 degrees 15 minutes 17 seconds East, continuing along said Southerly line, 44.26 feet to a point on the North line of said Lot 1, said point also being a point on the South right-of-way line of Carondelet Drive, as now established; thence North 89 degrees 42 minutes 55 seconds East, along said South right-of-way line, 24.90 feet; thence Easterly, continuing along said South right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 859.00 feet, a central angle of 07 degrees 52 minutes 08 seconds and an arc distance of 117.97 feet; thence North 81 degrees 50 minutes 40 seconds East, continuing along said South right-of-way line, 45.21 feet; thence Easterly, continuing along said South right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 309.79 feet, a central angle of 08 degrees 37 minutes 14 seconds and an arc distance of 46.61 feet to a point on the East line of said Lot 1, United Missouri Bank, Second Plat; thence Southeasterly, continuing along said South right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 310.03 feet, a central angle of 52 degrees 18 minutes 52 seconds and an arc distance of 283.08 feet; thence South 37 degrees 13 minutes 13 seconds East, continuing along said South right-of-way line, 63.30 feet to the Southeast corner of said Tract A; thence continuing South 37 degrees 13 minutes 13 seconds East, along said South right-of-way line, 143.01 feet; thence South 52 degrees 46 minutes 47 seconds West, 107.52 feet; thence Southwesterly, along a curve to the left, being tangent to the last described course with a radius of 350.00 feet, a central angle of 23 degrees 29 minutes 52 seconds and an arc distance of 143.54 feet; thence South 29 degrees 16 minutes 54 seconds West, 15.40 feet to a point on the South line of said Lot 2; thence North 87 degrees 15 minutes 06 seconds West, along said South line, 341.04 feet to the Point of Beginning. Containing 241,044 square feet or 5.53 acres, more or less.

is hereby rezoned from Districts B2-2 (Neighborhood Business 2), B1-1 (Neighborhood Business1), R-7.5 (Residential 7.5), and R-0.5 (Residential 0.5) to District B2-2 (Neighborhood Business 2) as described above, all as shown outlined on a map marked Section 88-20A0907, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and as an amendment to Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by the Zoning and Development Code.

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney